

ROLL CALL

Rose Ann Barrick
Harry Baumgartner, Jr.
Keith Masterson
Jerry Petzel, President
Jim Schwarzkopf

Michael Lautzenheiser, Jr., Secretary

The Board of Zoning Appeals meeting, August 25, 2015 was called to order by Board President, Jerry Petzel at 7:00 p.m. Roll call was answered by all five members.

APPROVAL OF MINUTES:

James Schwarzkopf offered a motion to approve the minutes from the July 28, 2015 meeting and Rose Ann Barrick seconded the motion, minutes were approved 5-0.

OLD ITEMS:

NEW ITEM:

B15-08-17 HARRISON TWP., NW/4 5-26N-12E Keith Steffen, Harry Steffen, and Lynn Fiechter request a variance to reduce the front yard setback from 30' to 20' and increase sign face from 100 sq ft to 450 sq ft for a new sign. The property is located in the southeast corner of Adams and Lancaster Streets., Bluffton, IN 46714. Property is zoned I-1.

Doug Sundling, Bluffton Street Department, talked about how Mayor Ellis wants to advertise industries along Decker Drive. Michael Lautzenheiser, Jr. explained how it was going to be kept in a corner next to the City easement and out of the field so it is able to be seen by all directions. He said that it would be a nice welcome to Industrial Park sign. Mr. Sundling said that it would help with trucks turning around in other businesses properties. Rose Ann Barrick asked about lighting for the sign. Mr. Sundling said that the light would be on the ground and would shine up towards the sign. He said that it wasn't a LED sign. Jerry Petzel said that it's been needed for a while now. Mr. Sundling mentioned that it should have been done during the Adams St. project. Mr. Lautzenheiser, Jr. explained the size of the sign.

Conditions:

Motion to Approve: Rose Ann Barrick

Second: James Schwarzkopf

Vote: 5-0

B15-08-18 JEFFERSON TWP., NW/4 15-28N-12E Ken S. Murphy requests a variance to increase age allowance from 15 years to 20 years for a type 1 manufactured home. The property is located at 803 Zuercher, Ossian, IN 46777. Property is zoned M-2.

Ron Holbrook, interested buyer of property pending this approval, explained photos of existing and proposed unit for the property. He explained the improvements that the new unit would be making to the property. Jerry Petzel asked if it was a mobile home park. Michael Lautzenheiser, Jr. explained that it's privately owned lots and zoning was M-2. Mr. Holbrook said that the garage will be staying and what all

what going to be done to the property. Rose Ann Barrick said that Mr. Murphy was the petitioner. Mr. Holbrook said that he would be buying the property from Mr. Murphy if this petition gets approved. He said that it would be used as a rental property. Mrs. Barrick asked where it was coming from. Mr. Holbrook said that it is in a mobile home park in Fort Wayne. Mr. Petzel asked how old the current manufactured home is that's on the property. Mrs. Barrick mentioned her concern is that it is going to be used as a rental. Mr. Holbrook said that they take care of their rentals.

Michael Lautzenheiser, Jr. asked where the 20' distance was measured from. Ron Holbrook said that it was to the road. Mr. Lautzenheiser, Jr. said that he thought it was a 50' road and right of way so it would need to be 25' plus an additional 20' from the center of the road.

Conditions:

Motion to Approve: James Schwarzkopf

Second: Rose Ann Barrick

Vote: 5-0

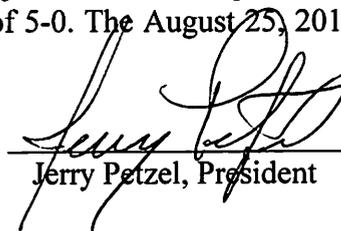
OTHER BUSINESS:

ADVISORY:

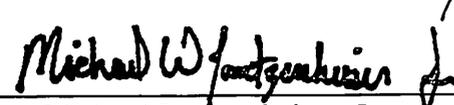
DIRECTOR COMMENTS:

Michael Lautzenheiser, Jr. informed the board that there is no update yet for the Wind Farm decision. He also talked about the FEMA Buyouts. Mr. Lautzenheiser, Jr. mentioned that the new ordinance will go into effect September 11, 2015.

James Schwarzkopf made a motion to adjourn the meeting. Keith Masterson seconded the motion and the motion passed with a vote of 5-0. The August 25, 2015 meeting of the Board of Zoning Appeals adjourned at 7:18 pm.



Jerry Petzel, President

ATTEST: 

Michael Lautzenheiser, Jr.